



**Invite from the Philadelphia Housing Authority**  
Nichole Tillman to: SecretaryInvites

07/28/2017 02:56 PM

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Good Afternoon,

The Philadelphia Housing Authority would be honored if Secretary Ben Carson would be the keynote speaker at the PhillySEEDS Scholarship Awards Gala.

Attached is the official request. Please let me know if you need additional information.

Thank you in advance for your consideration.

Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority  
12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
Cell: 215-888-2869  
Fax: 215-684-1212



seccontact2.doc



# HUD SECRETARY EXTERNAL / INTERNAL EVENT REQUEST FORM

**PLEASE SUBMIT AT LEAST 5 WEEKS IN ADVANCE OF THE PROPOSED EVENT**

Email: [SecretaryInvites@hud.gov](mailto:SecretaryInvites@hud.gov)

**Logistics/Scheduling Contact:**

Nichole Tillman; 215-684-4139; [nichole.tillman@pha.phila.gov](mailto:nichole.tillman@pha.phila.gov)

**Type of Participation:**

☐ Meeting ☐ Remarks ☒ Keynote ☐ Ceremony ☐ Recorded Video Greeting ☐ Attendance (no speaking role)

**Name of Organization(s):** Philadelphia Housing Authority & PhillySEEDS

**Name of Event:** PhillySEEDS Scholarship Awards Gala

**Date(s) of Event:** Saturday, August 19<sup>th</sup>

**Time of Event:** 6pm to 8pm

**Location of event:** Sheraton 201 North 17<sup>th</sup> Street Philadelphia, PA

**Press:** ☒ Open ☐ Close

**Press Contact for event:** Nichole Tillman; 215-684-4139; [nichole.tillman@pha.phila.gov](mailto:nichole.tillman@pha.phila.gov)

**Description of the event:** PhillySEEDS, as Philadelphia Housing Authority's (PHA) non-profit affiliate that is dedicated to offering life-changing opportunities for our residents. There are cycles of generational poverty within public housing, and that is what we are trying to change. PHA believes education is a game changer. PHA has invested about \$1 million dollars to help more than 200 residents with tuition assistance since 2013. Nearly 65 more scholars will be awarded at the gala. On another note, PHA does a tremendous job with providing job opportunities through the section 3 program. In FY2016, PHA was required by HUD to do at least 30% section 3 hires. PHA averaged about 58%. PHA knows if residents are giving the right tools, training and educational opportunities, they will be able to transition out of public housing.

PHA would welcome Secretary Carson to give an encouraging message to the scholars and attendees at the PhillySEEDS Scholarship Awards Gala.

**Number of expected attendees:** 100+

**Description of audience:** The audience will include public housing scholarship recipients, public housing residents, public housing authorities from throughout the country and those who are invested in young people.

**Confirmed Speakers (please include all elected/appointed officials):** Kelvin A. Jeremiah, President & CEO of the Philadelphia Housing Authority

**Other Invited Speakers (please include all elected/appointed officials):** Local elected officials have been invited

**Notable VIPs in attendance (please include all elected/appointed officials)**

**If the Secretary is unable to attend in-person, would you prefer (please check one):**

PHA-18-0410-A-000002



# HUD SECRETARY EXTERNAL / INTERNAL EVENT REQUEST FORM

- ☐ Senior Staff Surrogate; Requested Surrogate: \_\_\_\_\_
- ☐ Video Greetings from the Secretary (Separate form to follow)



PHILADELPHIA HOUSING AUTHORITY  
OFFERING DIVERSITY OPPORTUNITIES

12 SOUTH 23<sup>RD</sup> STREET  
PHILADELPHIA, PA 19103  
215 684 4174  
PHA.PHILA.GOV

KELVIN A. JEREMIAH

Kelvin.Jeremiah@pha.phila.gov

August 28, 2017

Ben Carson  
HUD Secretary  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street, SW  
Washington, DC 20410

Dear Secretary Carson,

Never have truer words been spoken than when you said, "Education is the fundamental principle of what makes America a success." I have first-hand experience that leads me to strongly agree with you. Born into abject poverty in Grenada, I came to this country as a teenager. Thanks to the educational opportunities afforded to me, I was able to realize my American Dream, and place myself in a position to help others.

With HUD's support, the Philadelphia Housing Authority (PHA) is about to make that same kind of opportunity available to our residents who would not otherwise have access to a high-quality high school in their community.

It would be a tremendous honor for PHA for you to join us and give a few remarks to launch this bright new day for one Philadelphia neighborhood. The grand opening of the unique Vaux Big Picture High School will take place **September 18, 2017 at 10:00 a.m. at 2300 West Master Street.**

The school will become a part of PHA's largest and most ambitious redevelopment effort, initiated by a 2013 HUD Choice Planning Grant. The Agency has committed to invest nearly \$500 million to the Sharswood/Blumberg neighborhood to transform the community into a 'neighborhood of choice,' including development of 1200 units of affordable, mixed-income, and workforce housing over a period of five to seven years. We recognize, however, that building houses alone is not enough to make a community attractive to residents. Ours is a comprehensive revitalization strategy that also includes economic redevelopment, health and educational infrastructure and other supportive services for the community.

The Vaux School represents the education component of this revitalization effort. The school was closed in 2013 as part of Philadelphia's shutdown of 23 District-run schools. PHA purchased the school from the District and committed to renovate the building to reopen as a neighborhood high school. The teachers and administration at



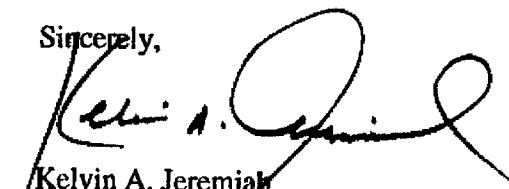
Through the Section 3 program, PHA hired local residents to help carry out renovation work on the school. As part of the Connect Home initiative, and a partnership with T-Mobile, PHA will distribute tablets with internet service to 125 students composing the first ninth grade cohort at Vaux. The new Vaux will also house social services - a health and dental clinic, emotional and financial counseling, and other offerings to support the students and the Sharswood/Blumberg community.

The endeavor has been made possible by a public/private partnership among PHA, the nationally acclaimed education operator Big Picture, the School District of Philadelphia and the financial support of the foundation community. But none of this would have been possible without HUD's backing.

We believe as you do that education is "the foundation of what truly makes our country the Land of Opportunity." That's what Vaux represents to the students residing in the Sharswood/Blumberg neighborhood. We could not be more excited for those families.

We sincerely hope your schedule will allow you to celebrate this momentous event with us and inspire these students to overcome the intergenerational cycle of poverty in public housing.

Sincerely,



Kelvin A. Jeremiah  
President and CEO  
Philadelphia Housing Authority

CC: Ron Ashford, PIH Director of Supportive Services  
Deana Bass, Deputy Chief of Staff



**Philadelphia Housing Authority**  
Nichole Tillman to: SecretaryInvites

08/17/2017 01:42 PM



HUD\_ExternalRequest\_Aug172017.doc

Good Afternoon,

Attached is a request for Secretary Carson to speak at Norris Apartments groundbreaking. This is phase 2 of a Choice Neighborhood Implementation Grant that was awarded to the City of Philadelphia as the lead and PHA as the co-applicant..

The event is August 30th at 11am in Philadelphia. PHA would be delighted if the Secretary would speak.

Please advise.

Thank you in advance!

Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority  
12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
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**Type of Participation:**

☐ Meeting ☐ Remarks ☒ Keynote ☒ Ceremony ☐ Recorded Video Greeting ☐ Attendance (no speaking role)

**Name of Organization(s):** Philadelphia Housing Authority

**Name of Event:** Norris Apartments Phase II Groundbreaking

**Date(s) of Event:** Wednesday, August 30, 2017

**Time of Event:** 11 AM

**Location of event:** 9th & Berks Streets, Philadelphia, PA 19122

**Press:** ☒ Open ☐ Close

**Press Contact for event:** Nichole Tillman; 215-684-4139; [nichole.tillman@pha.phila.gov](mailto:nichole.tillman@pha.phila.gov)

**Description of the event:** The Philadelphia Housing Authority (PHA) will host a groundbreaking ceremony for the Norris Apartments Phase II at a groundbreaking ceremony today in the city's North Central neighborhood. The development represents the second of five phases to be developed under a \$30 million Choice Neighborhoods Implementation grant awarded to the City of Philadelphia and PHA by the U-S Department of Housing and Urban Development (HUD) in 2014. The new development has high sustainability goals and will seek certification from LEED, EnergyStar Homes and Enterprise Green Communities. PHA would welcome Secretary Carson to give an encouraging message to the attendees at this historic event.

**Number of expected attendees:** 100+

**Description of audience:** The audience will include federal, state, and local elected officials, development partners, builders and architects, public housing residents, neighborhood residents, and area news outlets.

**Confirmed Speakers (please include all elected/appointed officials):** Kelvin A. Jeremiah, President & CEO of the Philadelphia Housing Authority, **officials** Mayor James Kenney, Council President Darrell Clarke, State Senator Sharif Street, Nilda Iris Ruiz is the President and Chief Executive Officer of Asociación Puertorriqueños en Marcha, Inc.

**Other Invited Speakers (please include all elected/appointed officials):** Local elected officials have been invited

**Notable VIPs in attendance (please include all elected/appointed officials)** Mayor James Kenney, Council President Darrell Clarke, Former State Senator Shirley Kitchen State Rep. W. Curtis Thomas, Anne Fadullon, Director of Planning & Development, City of Philadelphia and Temple University President Richard Englert are invited.

**If the Secretary is unable to attend in-person, would you prefer (please check one):** No

PHA-18-0410-A-000007



# HUD SECRETARY EXTERNAL / INTERNAL EVENT REQUEST FORM

- ☐ Senior Staff Surrogate; Requested Surrogate:
- ☐ Video Greetings from the Secretary (Separate form to follow)



Vaux School Groundbreaking at 1pm on September 19

Demarzo, Benjamin E

to:

nichole.tillman@pha.phila.gov

09/06/2017 05:51 PM

Cc:

"DeFelice, Joseph J"

Hide Details

From: "Demarzo, Benjamin E" <Benjamin.E.Demarzo@hud.gov>

To: "nichole.tillman@pha.phila.gov" <nichole.tillman@pha.phila.gov>

Cc: "DeFelice, Joseph J" <Joseph.J.DeFelice@hud.gov>

Hi Nichole,

Yes, 1:00PM on Tuesday, September 19 would work on our end for the Secretary.

Thank you very much!

-Ben



**Ben DeMarzo**

Director of Operations | Office of Administration

U.S. Department of Housing and Urban Development, HQ

451 7<sup>th</sup> Street, SW, Suite 10218 | Washington, DC 20410

T: (202) 402-5357 | C: (202) 710-4596 | E: [benjamin.e.demarzo@hud.gov](mailto:benjamin.e.demarzo@hud.gov)



**Philadelphia Housing Authority**  
Nichole Tillman to: SecretaryInvites

08/21/2017 04:56 PM



seccontact2.doc

Hi!

Please see attached an invite for the Secretary Carson to attend a school grand opening on September 18th in Philadelphia.

Thank you!

Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority  
12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
Cell: 215-888-2869  
Fax: 215-684-1212



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**Type of Participation:**

☐ Meeting ☐ Remarks ☒ Keynote ☒ Ceremony ☐ Recorded Video Greeting ☐ Attendance (no speaking role)

**Name of Organization(s):** Philadelphia Housing Authority

**Name of Event:** Grand Opening of Vaux, A Big Picture High School

**Date(s) of Event:** Monday, September 18

**Time of Event:** 10AM

**Location of event:** Vaux, A Big Picture High School 2300 W Masters Street, Philadelphia

**Press:** ☒ Open ☐ Close

**Press Contact for event:** Nichole Tillman; 215-684-4139; [nichole.tillman@pha.phila.gov](mailto:nichole.tillman@pha.phila.gov)

**Description of the event:** The Philadelphia Housing Authority is revitalizing a North Philadelphia neighborhood called Blumberg/Sharswood. A truly transformed community needs more than new houses. It also needs opportunities for residents to become self-sufficient.

The PHA embarked in a public/private partnerships to bring back high performing school. This partner is Vaux Big Picture High School a nationally acclaimed education innovator. This is a district-managed neighborhood high school, operated by Big Picture, with educators represented by the Philadelphia Federation of Teachers.

In addition to PHA's infrastructure investments on the building, it will provide an annual subsidy of up to \$500 per student. The Philadelphia School Partnership, Lenfest Foundation; Barra Foundation; Centene Foundation, and Santander Bank Foundation also provided financial support for school planning and for the first year of operation. The school will also provide services to the community by partnering with health providers and local universities.

PHA recognizes that government cannot transform alone. Partnerships are only feasible way to offer real opportunities for residents. PHA has also partnered with T-Mobile to provide all 125 students in the first 9th grade cohort a tablet with internet access. This will help bridge the digital divide.

And finally, PHA has a track record of ensuring residents have the tools to move out of public housing. Therefore, along with PhillySEEDS, PHA's non-profit affiliate, has invested about \$1 million dollars to help more than 200 residents with tuition

PHA-18-0410-A-000011



# HUD SECRETARY EXTERNAL / INTERNAL EVENT REQUEST FORM

assistance since 2013. The PHA also ensures residents receive jobs through the section 3 program. In FY2016, PHA was required to do at least 30% section 3 hires. PHA average about 68%. PHA knows if residents are given the right tools, training and educational opportunities, they will be able to stop the cycle poverty and transition out of public housing. PHA would welcome Secretary Carson to speak at the grand opening of VAUX, A Big Picture High School to bring words of encouragement and to inspire them to become self-sufficient as well as be a part of the tablet distribution.

**Number of expected attendees:** 100+

**Description of audience:** The audience will include students and teachers.

**Confirmed Speakers (please include all elected/appointed officials):** Kelvin A. Jeremiah, President & CEO of the Philadelphia Housing Authority, Mayor Jim Kenney, District Superintendent William R. Hite Jr,

**Other Invited Speakers (please include all elected/appointed officials):** Congressman Dwight Evans, State Rep. Donna Bullock, State Sen. Sharif Street

**Notable VIPs in attendance (please include all elected/appointed officials):** Philadelphia School Big Picture Executive David Bromley, President, Philadelphia Federation of Teachers Jerry Jordan

**If the Secretary is unable to attend in-person, would you prefer (please check one):**

- ☐ Senior Staff Surrogate; Requested Surrogate: \_\_\_\_\_
- ☐ Video Greetings from the Secretary (Separate form to follow)





**RE: Philadelphia Housing Authority**  
Secretary Invites to: Nichole Tillman

08/28/2017 10:27 AM

Hi Nichole,

Thank you so much for your request. Regretfully, Secretary Carson is unable to speak at the Norris Apartments groundbreaking on August 30<sup>th</sup>. We deeply appreciate the invitation. As you can imagine, the Secretary receives a great number of requests and unfortunately not all can be accommodated. We appreciate your understanding and your patience. I also received your invite for September 18<sup>th</sup> and will be in touch soon on that.

I hope you're having a great week so far, and best wishes for a successful event!

Best,



Jacie Coressel  
Director of Scheduling | Office of the Secretary  
U.S. Department of Housing and Urban Development, HQ, Suite 10218  
T: (202)-402-3823 | C: 202-709-1641 | E: [victoria.j.coressel@hud.gov](mailto:victoria.j.coressel@hud.gov)

**From:** Nichole Tillman [mailto:[Nichole.Tillman@pha.phila.gov](mailto:Nichole.Tillman@pha.phila.gov)]  
**Sent:** Thursday, August 17, 2017 1:43 PM  
**To:** Secretary Invites <[SecretaryInvites@hud.gov](mailto:SecretaryInvites@hud.gov)>  
**Subject:** Philadelphia Housing Authority

Good Afternoon,

Attached is a request for Secretary Carson to speak at Norris Apartments groundbreaking. This is phase 2 of a Choice Neighborhood Implementation Grant that was awarded to the City of Philadelphia as the lead and PHA as the co-applicant..

The event is August 30th at 11am in Philadelphia. PHA would be delighted if the Secretary would speak.

Please advise.

Thank you in advance!

Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority

12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
Cell: 215-888-2869  
Fax: 215-684-1212



**RE: Vaux School Groundbreaking at 1pm on September 19**

Demarzo, Benjamin E to: Nichole Tillman

Cc: "DeFelice, Joseph J", Kelvin Jeremiah , "Williams, Raffi"

09/07/2017 06:02 PM

Hi Nichole,

We have a few questions and requests-

1. Do you have a program or agenda for the Vaux School opening? We are hoping to find out the length of remarks for the Secretary and the speaking order. I'm also hoping to connect with you about the logistics, our security detail has requested that we do the event indoors- I can discuss with you in detail when you have a moment.
2. We are also hoping to get an idea of the major topics you expect to come up during the PHA roundtable with the Secretary- based on the information you sent over, I think the Secretary would definitely like to hear about your public/private partnerships with Big Picture, T-Mobile and the various local foundations who supported Vaux. He will definitely appreciate hearing about your Blumberg/Sharswood efforts and your success reaching a 68% level of Section 3 hires.
3. We definitely would like to have the Secretary visit a unit in Blumberg, either with a tenant who would be willing to host him or an empty unit that was recently completed. If there is any sort of community room or multipurpose room at Blumberg, those are sometimes good areas for him to visit as well- please let us know.
4. I have also cc'd Raffi Williams, our press secretary, who would like to connect with you about coordinating media outreach and logistics for the Secretary's visit. Raffi will also be accompanying the Secretary in Philadelphia.

Thank you very much, we really appreciate everything!

-Ben



**Ben DeMarzo**

Director of Operations | Office of Administration

U.S. Department of Housing and Urban Development, HQ

451 7<sup>th</sup> Street, SW, Suite 10218 | Washington, DC 20410

T: (202) 402-5357 | C: (202) 710-4596 | E: [benjamin.e.demarzo@hud.gov](mailto:benjamin.e.demarzo@hud.gov)

**From:** Nichole Tillman [mailto:[Nichole.Tillman@pha.phila.gov](mailto:Nichole.Tillman@pha.phila.gov)]

**Sent:** Wednesday, September 06, 2017 5:54 PM  
**To:** Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov>  
**Cc:** DeFelice, Joseph J <Joseph.J.DeFelice@hud.gov>; Kelvin Jeremiah <Kelvin.Jeremiah@pha.phila.gov>  
**Subject:** Re: Vaux School Groundbreaking at 1pm on September 19

Thank you!

Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority  
12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
Cell: 215-888-2869  
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From: "Demarzo, Benjamin E" <Benjamin.E.Demarzo@hud.gov>  
To: "nichole.tillman@pha.phila.gov" <nichole.tillman@pha.phila.gov>  
Cc: "DeFelice, Joseph J" <Joseph.J.DeFelice@hud.gov>  
Date: 09/06/2017 05:51 PM  
Subject: Vaux School Groundbreaking at 1pm on September 19

Hi Nichole,

Yes, 1:00PM on Tuesday, September 19 would work on our end for the Secretary.

Thank you very much!

-Ben



**Ben DeMarzo**

Director of Operations | Office of Administration

U.S. Department of Housing and Urban Development, HQ  
451 7<sup>th</sup> Street, SW, Suite 10218 | Washington, DC 20410

T: (202) 402-5357 | C: (202) 710-4596 | E: [benjamin.e.demarzo@hud.gov](mailto:benjamin.e.demarzo@hud.gov)



RE: Vaux School Groundbreaking at 1pm on September 19

Demarzo, Benjamin E

to:

Nichole Tillman

09/14/2017 06:59 PM

Hide Details

From: "Demarzo, Benjamin E" <Benjamin.E.Demarzo@hud.gov>

To: Nichole Tillman <Nichole.Tillman@pha.phila.gov>

Thank you so much Nichole, this is fantastic and extremely helpful! Looks great, we really appreciate it.

**From:** Nichole Tillman [<mailto:Nichole.Tillman@pha.phila.gov>]

**Sent:** Thursday, September 14, 2017 6:29 PM

**To:** Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov>

**Subject:** RE: Vaux School Groundbreaking at 1pm on September 19

Hi Benjamin,

I look forward to meeting you on Monday at 12pm at Vaux located on 2300 Master Street.

Attached are the following documents for your review:

- 1-An updated agenda
- 2-Tour packet includes
  - School tour
  - Driving direction map
  - Written driving directions
  - Walking tour from the school to the community center
- 3-Fact sheets and press release
  - Vaux
  - PHA headquarters building
  - Norman Blumberg Phase 1
  - PHA implodes high-rise press release
  - PHA begins work in transformation press release

Please let me know if you need anything else.

Thanks,

Nichole L. Tillman

Communications

Philadelphia Housing Authority

12 South 23rd Street, 6th Floor

Philadelphia, PA 19103

Phone: 215-684-4139

Cell: 215-888-2869

Fax: 215-684-1212



## Updates?

Edwards, Nika V to: Nichole Tillman

09/14/2017 01:45 PM

Hi, Nichole. Just checking in to see if there are any updates. Can you share the invite?

---

Nika "Niki" Edwards

Regional Public Affairs Officer

U.S. Dept. of Housing and Urban Development

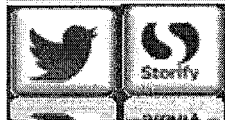
Mid-Atlantic Region (Region III)

Philadelphia Regional Office

100 Penn Square East

Philadelphia, PA 19107

215-430-6622





## Listening Session

Edwards, Nika V to: Nichole Tillman

09/14/2017 09:27 PM

Hi. Sorry I missed your call.

I'm assuming you need the regional HUD names, right?

Joe DeFelice, Regional Administrator, HUD Region III

Elvis Solivan, Senior Advisor, HUD Region III

Nika Edwards, Regional Public Affairs Officer, HUD Region III

Nika V. Edwards

Regional Public Affairs Officer

U.S. Dept. of Housing and Urban Development

Region III/Mid-Atlantic Region

Philadelphia Regional Office

100 Penn Square East

Philadelphia, PA 19107

215-430-6622

@HUDMidAtlantic





**RE: Vaux School Groundbreaking at 1pm on September 19**  
Demarzo, Benjamin E to: Nichole Tillman

09/15/2017 08:47 PM

Hi Nichole,

Can you ask Khadjah if we can meet her and visit her unit on Monday at about 12:30PM? If not, we can try again for about 2:30PM on Monday. The Secretary's security detail will have to do a full walkthrough of her unit and look at all rooms/entrances/exits before they can bring the secretary in.

Thank you very much,

-Ben

**From:** Nichole Tillman [mailto:Nichole.Tillman@pha.phila.gov]  
**Sent:** Friday, September 15, 2017 6:29 PM  
**To:** Williams, Raffi <Raphael.L.Williams@hud.gov>; Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov>  
**Subject:** RE: Vaux School Groundbreaking at 1pm on September 19

<http://www.philly.com/philly/education/can-a-school-transform-this-north-philly-neighborhood-20170915.html>

Good evening,

Attached is the updated agenda and the story from *The Inquirer* was posted today and will be in the newspaper this weekend.

Please let me know if you need anything else.

Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority  
12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
Cell: 215-888-2869  
Fax: 215-684-1212



**Re: Vaux School Groundbreaking at 1pm on September 19**  
Demarzo, Benjamin E to: Nichole Tillman

09/16/2017 08:45 AM

Also, what is your cell phone #?

---

**From:** Demarzo, Benjamin E  
**Sent:** Friday, September 15, 2017 8:47:01 PM  
**To:** Nichole Tillman  
**Subject:** RE: Vaux School Groundbreaking at 1pm on September 19

Hi Nichole,

Can you ask Khadjah if we can meet her and visit her unit on Monday at about 12:30PM? If not, we can try again for about 2:30PM on Monday. The Secretary's security detail will have to do a full walkthrough of her unit and look at all rooms/entrances/exits before they can bring the secretary in.

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-Ben

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**Sent:** Friday, September 15, 2017 6:29 PM  
**To:** Williams, Raffi <Raphael.L.Williams@hud.gov>; Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov>  
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**Re: Vaux School Groundbreaking at 1pm on September 19**  
Demarzo, Benjamin E to: Nichole Tillman

09/17/2017 01:47 PM

Thank you!

---

**From:** Nichole Tillman <Nichole.Tillman@pha.phila.gov>  
**Sent:** Sunday, September 17, 2017 8:21:36 AM  
**To:** Demarzo, Benjamin E  
**Subject:** Re: Vaux School Groundbreaking at 1pm on September 19

She will be available.

Sent from IBM Verse

Demarzo, Benjamin E --- Re: Vaux School Groundbreaking at 1pm on September 19 ---

**From:** "Demarzo, Benjamin E" <Benjamin.E.Demarzo@hud.gov>  
**To:** "Nichole Tillman" <nichole.tillman@pha.phila.gov>  
**Date:** Sat, Sep 16, 2017 8:45 AM  
**Subject:** Re: Vaux School Groundbreaking at 1pm on September 19

Also, what is your cell phone #?

**From:** Demarzo, Benjamin E  
**Sent:** Friday, September 15, 2017 8:47:01 PM  
**To:** Nichole Tillman  
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**To:** Williams, Raffi <Raphael.L.Williams@hud.gov>; Demarzo, Benjamin E <Benjamin.E.Demarzo@hud.gov>  
**Subject:** RE: Vaux School Groundbreaking at 1pm on September 19

<http://www.philly.com/philly/education/can-a-school-transform-this-north-philly-neighborhood-20170915.html>

Good evening,

Attached is the updated agenda and the story from *The Inquirer* was posted today and will be in the newspaper this weekend.

Please let me know if you need anything else.

Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority  
12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
Cell: 215-888-2869  
Fax: 215-684-1212



**RE: Vaux School Groundbreaking at 1pm on September 19**  
Williams, Raffi to: Nichole Tillman

09/15/2017 04:21 PM

Just gave you ring.

**From:** Nichole Tillman [mailto:Nichole.Tillman@pha.phila.gov]  
**Sent:** Friday, September 15, 2017 11:58 AM  
**To:** Williams, Raffi <Raphael.L.Williams@hud.gov>  
**Subject:** RE: Vaux School Groundbreaking at 1pm on September 19

Hi Raffi,  
I am available all afternoon.  
I look forward to speaking with you!

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**From:** "Williams, Raffi" <Raphael.L.Williams@hud.gov>  
**To:** Nichole Tillman <Nichole.Tillman@pha.phila.gov>  
**Date:** 09/14/2017 11:35 AM  
**Subject:** RE: Vaux School Groundbreaking at 1pm on September 19

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**From:** Nichole Tillman [mailto:Nichole.Tillman@pha.phila.gov]  
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**RE: Vaux School Groundbreaking at 1pm on September 19**  
Williams, Raffi to: Nichole Tillman

09/15/2017 04:43 PM

Try my office 202-402-5524  
Thanks!

-----  
Communications Director  
U.S. Department of Housing and Urban Development  
[Raphael.L.Williams@hud.gov](mailto:Raphael.L.Williams@hud.gov)  
C: (202) 705-8553 O: (202) 402-5524

**From:** Nichole Tillman [mailto:[Nichole.Tillman@pha.phila.gov](mailto:Nichole.Tillman@pha.phila.gov)]  
**Sent:** Friday, September 15, 2017 4:43 PM  
**To:** Williams, Raffi <[Raphael.L.Williams@hud.gov](mailto:Raphael.L.Williams@hud.gov)>  
**Subject:** RE: Vaux School Groundbreaking at 1pm on September 19

Hi,  
Please send me your number. I can call you now,  
Thanks,  
Nichole L. Tillman  
Communications  
Philadelphia Housing Authority  
12 South 23rd Street, 6th Floor  
Philadelphia, PA 19103  
Phone: 215-684-4139  
Cell: 215-888-2869  
Fax: 215-684-1212

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**To:** Nichole Tillman <[Nichole.Tillman@pha.phila.gov](mailto:Nichole.Tillman@pha.phila.gov)>  
**Date:** 09/15/2017 04:21 PM  
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RE: Vaux School Groundbreaking at 1pm on September 19  
Williams, Raffi to: Nichole Tillman

09/15/2017 04:56 PM

Hey Nichole—

Thanks for jumping on the phone.  
Will this quote work for you?

*This is a great day, a day of joy and expectation and fulfillment. It is a day to dream. The opening of a school is a promise: that parents and teachers will pass on their knowledge and wisdom to a new generation. It is a testament to our beliefs, our hopes, and our courage. We witness the future,” said HUD Secretary Dr. Ben Carson, who joined in the opening celebration as part of an overall tour of the Sharswood community. “So, I congratulate the students, parents, teachers, staff, and board of trustees. And, I congratulate Philadelphia. Vaux High School will become a place of excellence, a school of scholarship, and achievement. And, I thank the Philadelphia Housing Authority for their investment in this high school.”*

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**RE: Vaux School Groundbreaking at 1pm on September 19**   
Nichole Tillman to: Williams, Raffi, Benjamin.E.Demarzo

09/15/2017 06:28 PM



9.19agendaDRAFT.docx

<http://www.philly.com/philly/education/can-a-school-transform-this-north-philly-neighborhood-20170915.html>

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**Philadelphia Housing Authority Agenda  
Tuesday, Sept. 19, 2017**

**12:50 PM Arrival** Entrance on 23<sup>rd</sup> Street at ramp doors to private holding area  
(Between Masters & Ingersoll Streets) *Exhibit A*

**1:00 PM – 2:00 PM PHA Grand Opening for VAUX A Big Picture High School**  
2300 Master Street, Philadelphia PA 19121 *Exhibit B*

**Agenda:**

**Prayer**

Rev. Bonnie Camarda, PHA Board Commissioner

**Welcome**

PHA Board Chair Lynette M. Brown-Sow

PHA President and CEO Kelvin A. Jeremiah

**Speakers**

Philadelphia's Schools Superintendent William R. Hite Jr.

Mayor Jim Kenney

City Council President Darrell L. Clarke

HUD Secretary Ben Carson

Executive Director, Big Picture Philadelphia David Bromley

*David Bromley will invite a student to give a gift to Secretary Carson, Dr. Hite and Mr. Jeremiah.*

Ribbon Cutting

**2:00 PM – 2:15 PM Speakers and media will exit behind the podium for a tour Vaux**

**2:15 PM – 2:20 PM Walking from school to community room (see attachment)**

**2:20 PM – 2:50 PM Philadelphia Housing Authority Listening Session**

Blumberg Community Room

1503 N. 24<sup>th</sup> Street

**Confirmed guest include:**

**PHA Board Commissioners:**

Lynette Brown-Sow

Herb Wetzel

Rev. Bonnie Camarda

Asia Coney

Julia Danzy

Fred S. Purnell, Sr.

# Philadelphia Housing Authority Agenda

## Tuesday, Sept. 19, 2017

Ethel Wise

### PHA Staff:

President & CEO Kelvin A. Jeremiah

Chief of Staff, Annie Cheng

Senior Advisor, Kyle Flood

General Counsel Larry Redican, Esquire

SEVP/Chief Development Operations Officer, Lopa Kollure

SEVP/Chief Administrative & Finance Officer, Celeste Fields

EVP & Chief Information Technology Officer, Faisal Hassan

EVP – Planning & Design, Nick Dema

EVP – Construction and Capital Projects, Greg Hampson

EVP – Public Housing Operation, Dinesh Indala

EVP – Audit & Compliance, Janea Jordan

EVP – Communications, Nichole L. Tillman

EVP – Supply Chain and Facilities Management, Dave Walsh

VP – Human Resources, Huda Goldman, JD

VP – Community Operations & Resident Development, William Myles

PHAPD Chief of Police, Joseph Marker

**2:50 PM – 3:00 PM Khadijah Hassan**

**1510 North 24<sup>th</sup> Street**

Age: 43

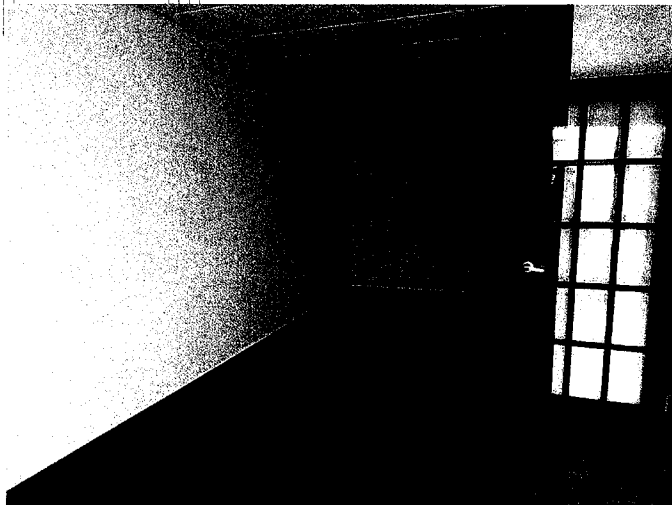
2 children live with her 12 (boy) Kaseem, 5 (girl) Sahibah

**3:00 PM – 3:10 PM Driving tour with Secretary Ben Carson and PHA CEO Kelvin Jeremiah only.**

Please see attached map.

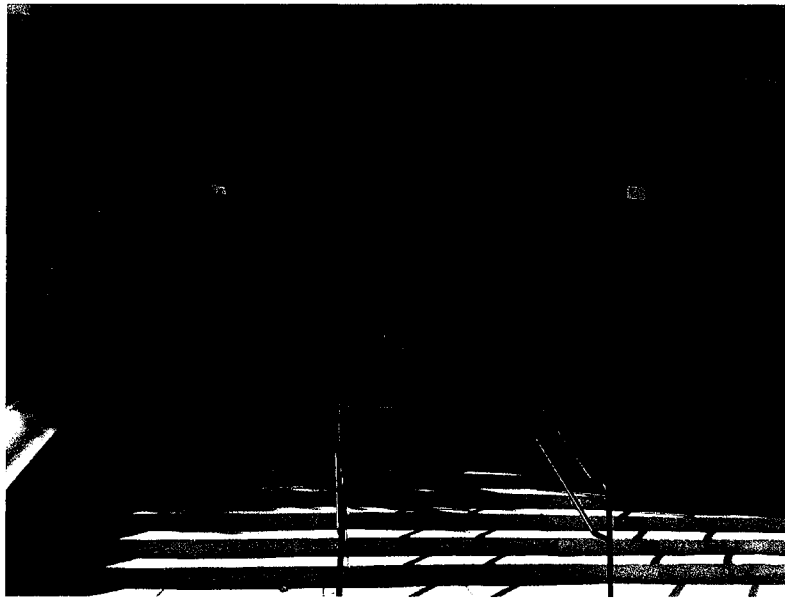
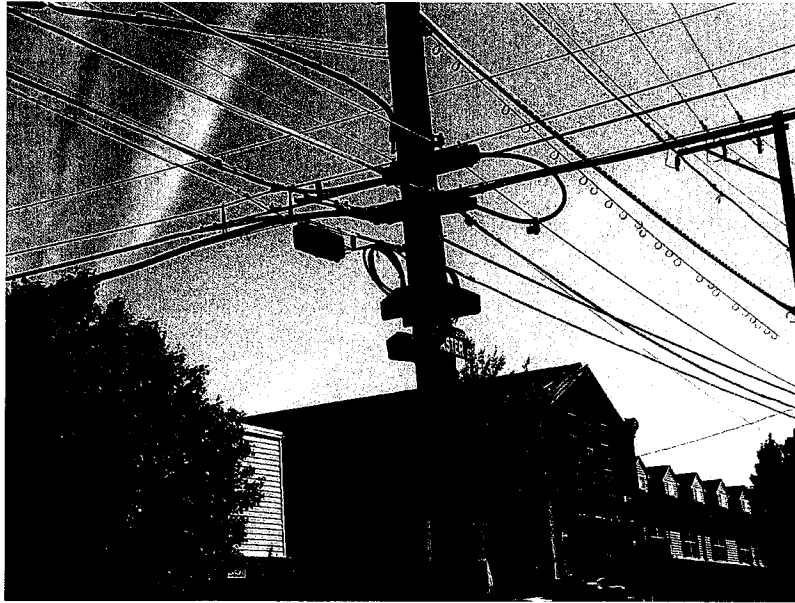
Philadelphia Housing Authority Agenda  
Tuesday, Sept. 19, 2017

Exhibit A: Entrance on 23rd Street at ramp doors to private holding area

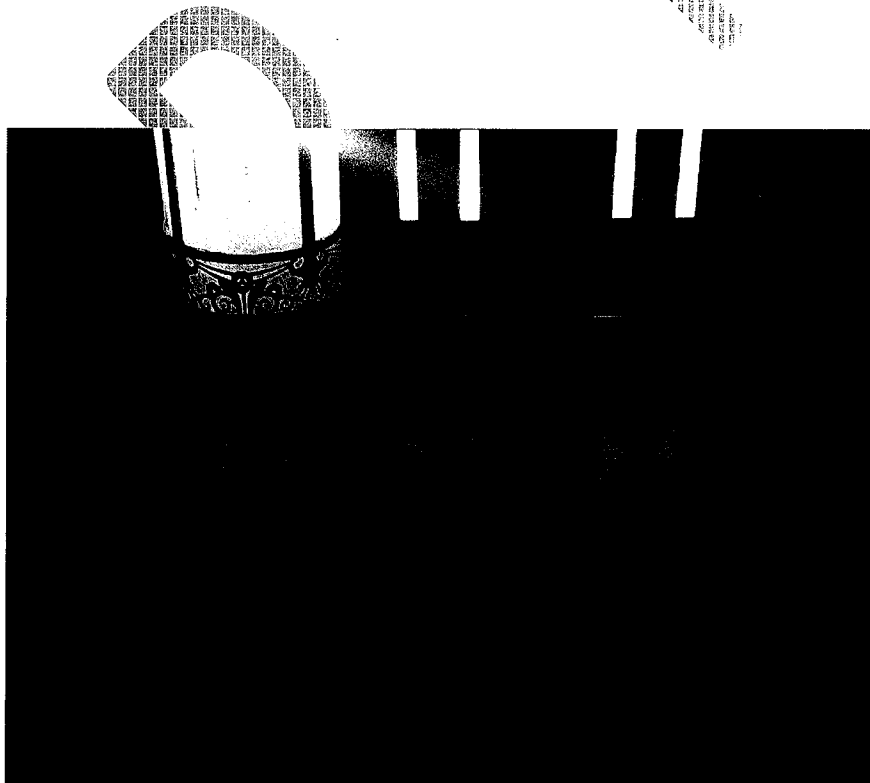


**Philadelphia Housing Authority Agenda  
Tuesday, Sept. 19, 2017**

**Exhibit B: Main Entrance 2300 Master Street, Philadelphia PA 19121**



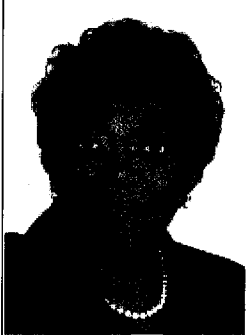
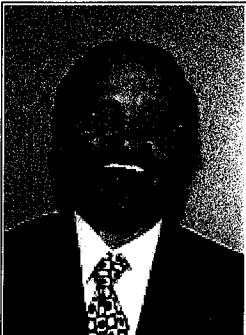


# Philadelphia Housing Authority Agenda Tuesday, Sept. 19, 2017





**Philadelphia Housing Authority Agenda**  
**Tuesday, Sept. 19, 2017**

**Exhibit C: PHA Board of Commissioners**

	<p><b>Chair Lynette M. Brown-Sow</b> is the Vice President of Marketing and Government Relations at the Community College of Philadelphia. In 1980, she founded L.M. Brown Management Group, a certified minority/female-owned consulting firm that provides professional services to corporations, non-profits, and governmental entities. As an entrepreneur, Ms. Brown-Sow helped to create Health Pass, one of the nation's first health insurance organizations, in the mid-1980s. In 2008, Mayor Michael Nutter appointed her to the Philadelphia Zoning Board of Adjustment, which she chaired from 2010-2013. In 1991, then-Mayor Edward Rendell appointed Ms. Brown-Sow to the position of Deputy Mayor of Administration to manage appointees to all boards, commissions, and non-civil service positions.</p>
	<p><b>Vice-Chair Herbert Wetzel</b> is the Executive Director of Housing and Community Development for the Philadelphia City Council. He is also a founding member of the board of directors and former executive director of the Greater Germantown Housing Development Corporation. Mr. Wetzel has a long history of community development activities and during the past 20 years he established a small business in the Germantown section of Philadelphia to create neighborhood-based economic development and also served as Director, Deputy Executive Director and, upon appointment by former Mayor John Street, Executive Director of the Philadelphia Redevelopment Authority.</p>
	<p><b>Leslie D. Callahan, PhD</b> serves as pastor of St. Paul's Baptist Church in North Philadelphia. She received her Bachelor of Arts in Religion from Harvard/Radcliffe, her Master of Divinity from Union Theological Seminary in the City of New York and her PhD in Religion from Princeton University. Her research interests include religious history in the United States, particularly independent African American Christianity and Pentecostal studies.</p>
	<p><b>Rev. Bonnie Camarda</b> has served as Director of Partnerships for the Salvation Army of Eastern Pennsylvania and Delaware since 1999, as a tireless advocate for the underserved. Rev. Camarda co-chaired Mayor Nutter's Faith Leaders Advisory Task Force for Community Safety with the goal of maximizing the neighborhoods' spiritual assets, social capital and civic values. She is a non-violent activist encouraging mutual trust and respect through amnesty programs that provide musical instruments to Philadelphia schools for weapons turned in to authorities. An avid supporter of education, Rev. Camarda serves as Moderator for the Faith and Community Partnerships of the School District of Philadelphia. She is also the past president of the Hispanic Clergy of Philadelphia, which she helped co-found.</p>

## Philadelphia Housing Authority Agenda

### Tuesday, Sept. 19, 2017

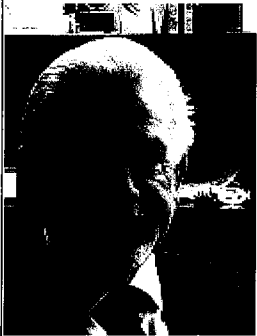
	<p><b>Asia Coney</b> is one of two Resident Commissioners who were elected in April of 2014 by PHA residents, pursuant to a process created under the Pennsylvania Housing Authorities Law, Act 130. Commissioner Coney is the President of PHA's Resident Advisory Board. A Philadelphia native, her dedicated community activism over the last thirty-six years has included: advocating for public and assisted housing safety, greater resident input into PHA decision-making, and improvement of existing public housing conditions; conducting local and national workshops; ensuring compliance with federal and state directives regarding the quality of resident life; and working closely with PHA in its creation and implementation of resident programs. She has served on numerous City Boards, including the Redevelopment Authority and the Malt and Beverage Board, and was the Director of Tenant Support Services, Inc., which terminated operations in 2012. Her community activism has included the following marches: being one of two Chairs for the 1997 historic Million Woman March; Chair of the "Sistahs of the Million Woman March" in 2007; and serving as a key organizer of the 1997 Grays Ferry March, to reduce violence and race riots.</p>
	<p><b>Julia Danzy</b> has extensive administrative experience in the area of Social Services, especially child welfare. She has served as the City of Philadelphia's Director of Social Services; Deputy Commissioner of Health; and Operations Director for the Department of Human Services; as well as serving as Deputy Secretary of the Office of Children, Youth and Families, in the Pennsylvania Department of Public Welfare. Her work has included oversight of the creation of a large urban area's integrated data system for all its departments of Human Services, Prisons, and Behavioral Health, which was responsible for the city's homeless housing services, and has worked as a human services consultant, with a focus on spanning area of organizational design, integrated data systems, and program design. She is known as a tireless advocate for children and families and a proven leader in innovative use of human service systems. Commissioner Danzy earned a B.A. at Howard University, an MSW at Columbia University, and a Masters of Government Administration at the University of Pennsylvania. She has published articles on child welfare, made speaking appearances nationwide, served as the President of Black Administrators in Child Welfare, and is an Ex-Officio Board member of the Women's Opportunities Resource Center.</p>
	<p><b>Frederick S. Purnell, Sr.</b> is the Deputy Director for Housing and Community Development for the City of Philadelphia. As the City's Deputy Director for Housing and Community Development, he oversees, reviews, and implements housing policy and strategy across the various housing and housing support/community development agencies throughout the City. Before joining the City, Mr. Purnell served as the Executive Director of Wilmington Housing Authority for 16 years. He was also a key executive and a long time employee within the Philadelphia Housing Authority for several years. He has been instrumental in several multimillion dollar mixed income and low income developments, and is a recognized leader in community development in this region. Mr. Purnell is a native of Philadelphia and a graduate of Central High School and Pennsylvania State University. He has received several certifications, commendations, and board appointments relevant to housing and community development, and is a proud life member of Kappa Alpha Psi Fraternity, Inc. He is also a licensed realtor in the state of Delaware and resides in the Overbrook section of Philadelphia.</p>

## Philadelphia Housing Authority Agenda

### Tuesday, Sept. 19, 2017



**Ethel Wise** is one of two Resident Commissioners who were elected in April of 2014 by PHA residents, pursuant to a process created under the Pennsylvania Housing Authorities Law, Act 130. Commissioner Wise is President of the Wilson Park Family Resident Council, a native of Philadelphia and has a personal history of involvement, community engagement and commitment to bettering the lives of those in public housing for over 40 years. As President of the PHA housing development at Martin Luther King for approximately 32 years, Commissioner Wise developed an effective job bank, a food bank and a town watch program that was recognized as one of the best in the country, and, in 1993, she received the Mayor's Community Service Award. Commissioner Wise also created and managed PHA's Lobby Monitor Program, which promoted resident safety and resident employment with a well-defined career path. She has been a leader in providing national and local training for Resident Councils on HUD regulations and also has served as a Democratic Party Committeewoman for the last 25 years.



**Patrick J. Eiding** is currently serving his 6th term as President of the Philadelphia Council AFL-CIO representing over 150,000 working families and 100 local unions in the Philadelphia area. Prior to first being elected President of the Council in January 2002, Eiding served for over 25 years as Business Manager and Financial Secretary of the Insulators and Asbestos Workers Local 14, covering Philadelphia and Southern New Jersey. Eiding has risen through the ranks of leadership throughout his career and currently serves as Secretary-Treasurer of the Philadelphia Building Trades Council; as a member of the Executive Council of the Pennsylvania AFL-CIO; and on the General Board of the National AFL-CIO representing Central Labor Councils in the Northeast. Eiding also represents the interests of working families by serving as an active member of numerous boards and commissions including the Philadelphia Area Labor Management Committee (PALM), the United Way of Greater Philadelphia and Southern New Jersey, the Urban Affairs Coalition (UAC), the Philadelphia Works, Inc., and the Pennsylvania Workforce Development Board. He has also served as a Commissioner on the Philadelphia City Planning Commission for the past 14 years.



Running early can we meet you at the school at 11:30?  
Demarzo, Benjamin E to: Nichole Tillman

09/18/2017 10:40 AM



RE: Vaux School Groundbreaking at 1pm on September 19

Williams, Raffi

to:

Nichole Tillman

09/14/2017 11:35 AM

Hide Details

From: "Williams, Raffi" <Raphael.L.Williams@hud.gov>

To: Nichole Tillman <Nichole.Tillman@pha.phila.gov>

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Communications

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Philadelphia, PA 19103

Phone: 215-684-4139

Cell: 215-888-2869

Fax: 215-684-1212



**Re: TODAY**

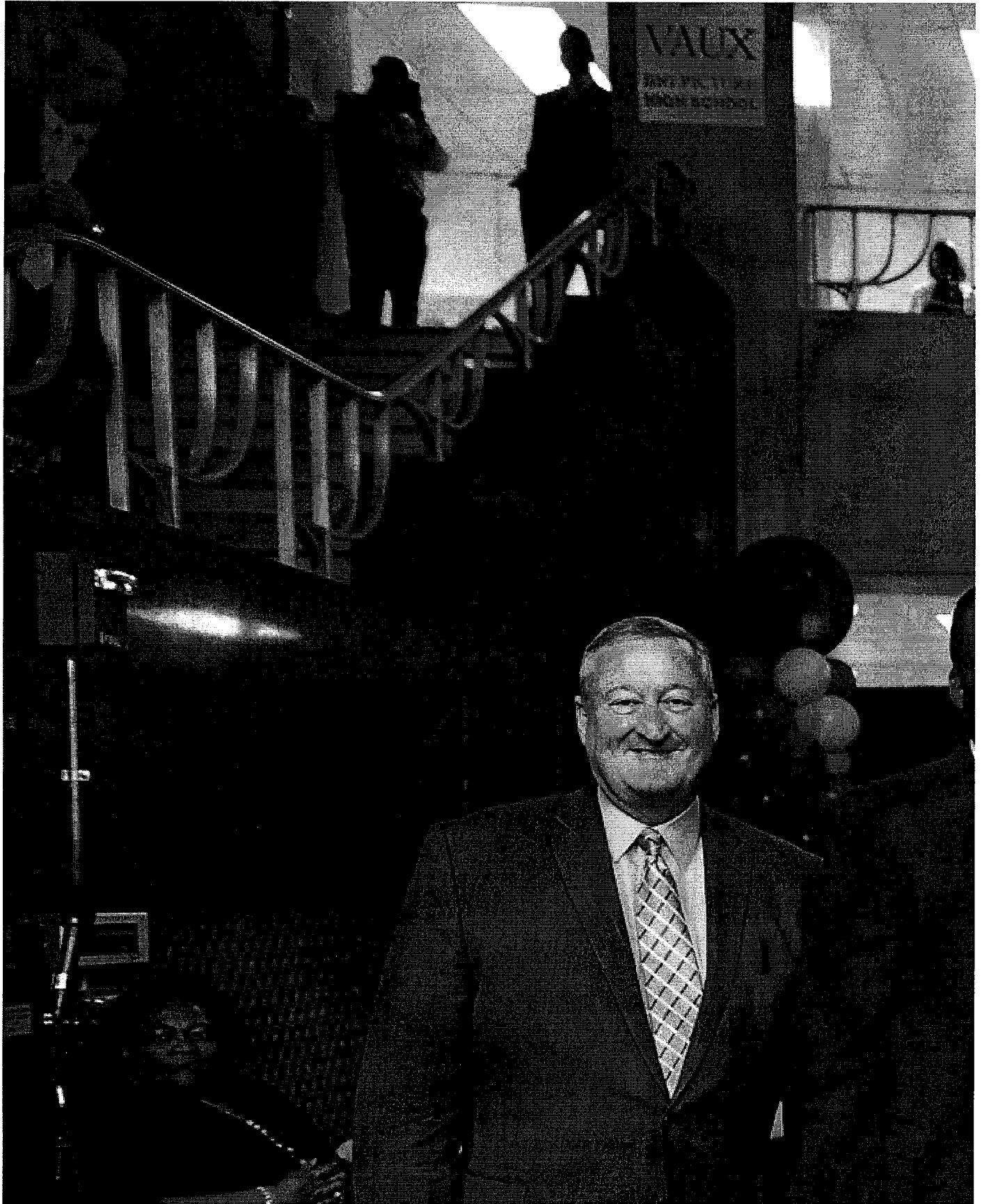
Williams, Raffi to: Nichole Tillman, Demarzo, Benjamin E

09/19/2017 06:09 PM

Great meeting you as well thank you so much for everything.

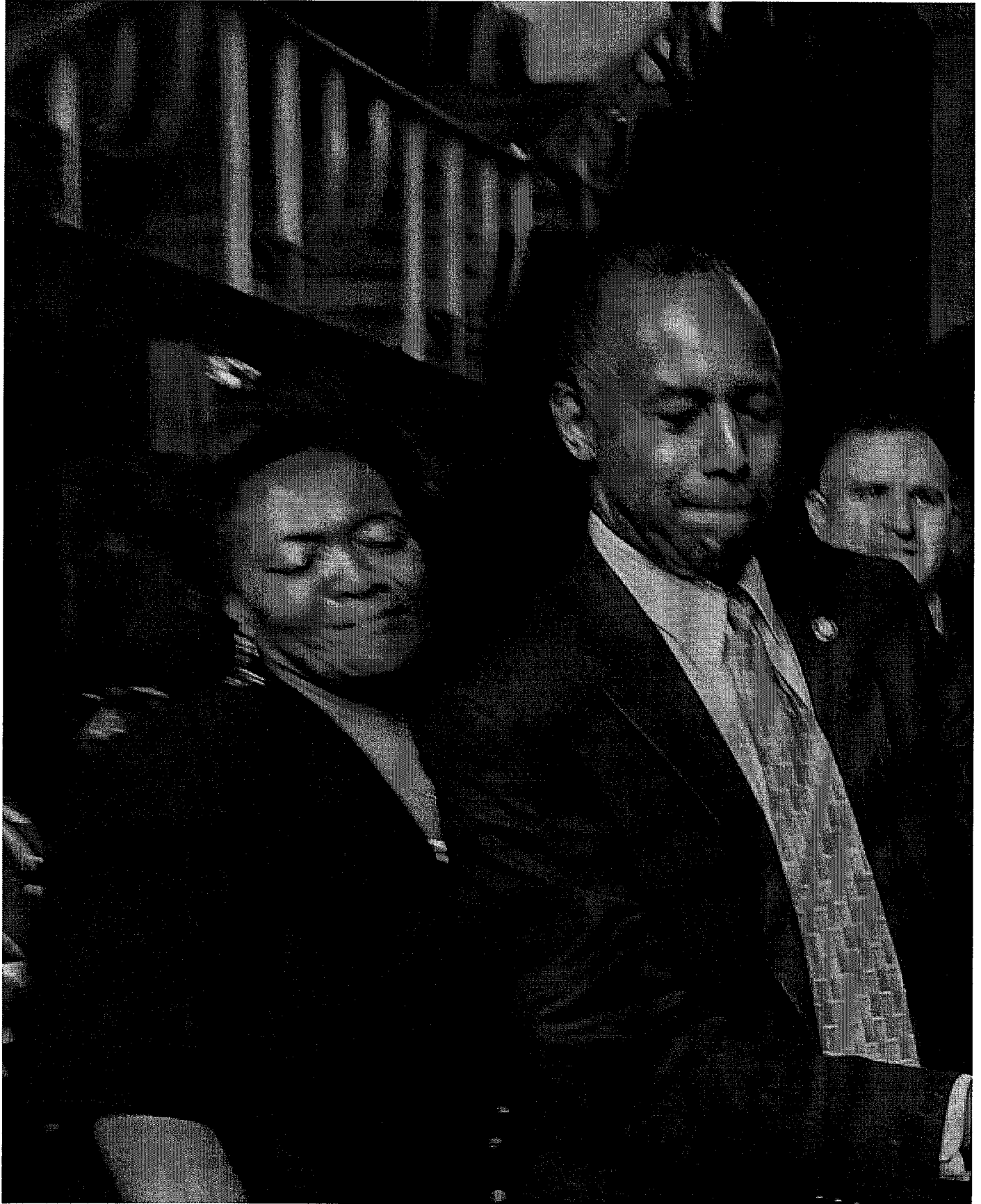
We will send all the photos to you tomorrow after our photographer has published them to the hud flickr site. In the mean time I have attached two photos of the Secretary and Kelvin.













Sent from my phone

-----  
Communications Director  
U.S. Department of Housing and Urban Development  
[Raphael.L.Williams@hud.gov](mailto:Raphael.L.Williams@hud.gov)  
C: (202) 705-8553 O: (202) 402-5524

-----  
From: Nichole Tillman <[nichole.tillman@pha.phila.gov](mailto:nichole.tillman@pha.phila.gov)>  
Sent: Tuesday, September 19, 2017 5:40 PM  
Subject: TODAY  
To: Williams, Raffi <[raphael.l.williams@hud.gov](mailto:raphael.l.williams@hud.gov)>, Demarzo, Benjamin E <[benjamin.e.demarzo@hud.gov](mailto:benjamin.e.demarzo@hud.gov)>

Hi ,

It was nice meeting you guys.

Thanks for everything.

Can your photographer send over any photos of the Secretary and Kelvin only?

Thank you!

Thanks,  
Nichole L. Tillman  
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Philadelphia Housing Authority  
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Fax: 215-684-1212



**RE: Philadelphia Housing Authority**  
Williams, Raffi to: Nichole Tillman

10/11/2017 06:18 PM

Hey Nichole—

Please see our edits in the attached.

Let us know if you have any thoughts. If you make any additional changes please send back around.

Hope you are well  
Thanks !

Raffi

**From:** Nichole Tillman [mailto:Nichole.Tillman@pha.phila.gov]  
**Sent:** Thursday, October 05, 2017 9:04 AM  
**To:** Williams, Raffi <Raphael.L.Williams@hud.gov>  
**Subject:** Philadelphia Housing Authority

Hi Raffi!

How are you? I hope all is well.  
PHA publishes two publications an employee newsletter and a resident newspaper.  
In this months, publications there will be a recap of the Secretary's visit.  
I have attached both articles for your review.  
Please let me know if you have any changes.

Have a great day!

Thanks,  
Nichole L. Tillman  
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HUD Secretary Voices Support for Tax Credits Reduced Regulation\_DRAFT\_Sept252017\_RW\_CC.docx



PHA Senior Staff Spends Quality Time with HUD Secretary\_DRAFT\_Sept252017\_RW\_CC.docx

## **HUD Secretary Voices Support for Tax Credits, Reduced Regulation**

HUD Secretary Ben Carson favors a simplification of regulations governing housing programs and is supportive of the Low Income Housing Tax Credit. The secretary expressed those views during a special listening session at the Blumberg Community Center with PHA's senior staff and several commissioners. He met with them following the grand opening ceremonies for Vaux Big Picture High School in the Sharswood neighborhood on September 19th.

Mr. Carson believes LIHTC is effective at increasing the amount of affordable housing. The tax credits are a major part of PHA's funding mix for housing development. Commissioner Herb Wetzel pointed out that a recent opinion piece in the Wall Street Journal called for the elimination of tax credits, saying they were a corporate tax loophole.

"That's how we really can create a real dent in the deficit (of affordable housing)," Carson said. "Because we have three to four times as many households in need of affordable housing than there is available."

The HUD secretary also stated that there is money in the Community Block Grant Development (CDBG) pipeline that will continue to be used for building in cities like Philadelphia.

Those funds are an important source of money for PHA partners who build housing that is subsidized with project based vouchers.

The secretary said simplifying HUD regulations will take congressional approval and that his staff has been up on Capitol Hill a lot. He believes that local governments can become much more efficient and effective if decisions are made locally, if they are given the flexibility to fix problems, and in the way funds are spent.

"We're going to be much more efficient and effective if people locally can make decisions," Carson said. "All we have to do is set appropriate guidelines to make sure that people aren't, you know, going out and buying a yacht. Giving people the flexibility to really fix the problems, agreeing on what the problem is, and allowing people to go about using their innovation and create the utility to get it done, that's a major goal for us."

The secretary went on to say that HUD needs metrics that can easily be applied to see if programs are working.

PHA Commissioner Asia Coney, who also heads the Resident Advisory Board, presented the secretary with paperwork on the newly formed National Coalition to Preserve Public and Assisted Housing. Carson responded by saying he believes that the places with strong resident associations make the most progress in dealing with housing and related issues.

### **Photo**

## **CarsonConey**

PHA Commissioner Asia Coney (far right) draws a laugh from HUD Secretary Ben Carson (far left) during a special listening session at the Blumberg Community Center. Also shown are PHA President and CEO Kelvin Jeremiah, PHA Board Chair Lynette Brown-Sow, and PHA Commissioner Fred Purnell, Sr.



## **PHA Senior Staff Spends Quality Time with HUD Secretary**

HUD Secretary Ben Carson said that he favors simplification of regulations governing housing programs and is supportive of the Low Income Housing Tax Credit program during a special listening session at the Blumberg Community Center.

Carson met with PHA senior managers and several commissioners following the grand opening ceremonies for Vaux Big Picture High School in the Sharswood neighborhood on September 19<sup>th</sup>.

The secretary said simplifying the regulations will take congressional approval and that his staff has been up on Capitol Hill a lot. He believes that local governments can become much more efficient and effective if decisions are made locally, if they are given the flexibility to fix problems, and in the way funds are spent. The secretary went on to say that HUD needs metrics that can easily be applied to see if programs are working.

Mr. Carson called himself a supporter of the tax credit program that he believes is effective at driving creation of affordable housing. Tax credits are a major part of PHA's funding mix for housing development.

The HUD secretary also stated that there is money in the Community Block Grant Development (CDBG) pipeline that can continue to be used for building in cities like Philadelphia.

Those funds are an important source of money for PHA partners who build housing that is subsidized with project based vouchers. He also believes that the places with strong resident associations make the most progress in dealing with housing and related issues.

### **Photo**

#### **Philly Listening Tour-6288**

PHA President & CEO Kelvin Jeremiah (right) makes a point to HUD Secretary Ben Carson (center) during a special listening session at the Blumberg Community Center. Joe DeFelice (left), Regional Administrator of HUD's Mid-Atlantic region, also took part in the session.